

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:

Gerald S. Wall aka Gerald Scott Wall, :
Debtor : Case No. 5-18-bk-03323
: Ch. 13

REPORT OF SALE

And now, the above Debtor by his attorneys, Doran & Doran, P.C.,
reports on the sale of Real Property owned by the Debtor.

1. Debtor was the owner of Real Property located at 19 Ferretti Drive,
West Wyoming, Pennsylvania.
2. The Real property was sold to Donald B. Belcher pursuant to an Order
of Court dated July 31, 2019
3. The closing took place on September 9, 2019.
4. A copy of the Closing Statement attached hereto shows the complete
transaction of the sale.

Dated: November 21, 2019

DORAN & DORAN, P.C.

By: Lisa M. Doran

Lisa M. Doran, Esquire
Attorneys for Debtor
69 Public Square Ste 700
Wilkes Barre, PA 18701

File No./Escrow No.: Terrana Law, P.C.
 19-9577
Print Date & Time: 400 Third Avenue Suite 117
 11/21/2019 10:04 AM
Kingston, PA 18704
Officer/Escrow Officer:
Settlement Location:

Property Address: 19 Ferretti Drive, West Wyoming, PA 18644
Buyer: Donald B. Belcher
Seller: Gerald S. Wall
Lender: PNC Bank, N.A.

Settlement Date: 9/9/2019
Disbursement Date: 9/9/2019
Additional dates per state requirements:

Description	Seller	
	Debit	Credit
Financial		
Sales Price of Property		\$259,000.00
Seller Credit	\$7,700.00	
Prorations/Adjustments		
Assessments from 9/9/2019 to 6/30/2020		\$4,294.83
County Taxes from 9/9/2019 to 12/31/2019		\$732.19
WVSA from 9/9/2019 to 9/30/2019		\$13.15
Levee from 9/9/2019 to 12/31/2019		\$21.68
Boro. Sewer from 9/9/2019 to 9/30/2019		\$20.09
Commission		
Real Estate Commission Sellers Broker to Gerald L. Busch Real Estate	\$8,050.00	
Government Recording and Transfer Charges		
State Tax/stamps to Luzerne County Recorder of Deeds	\$2,590.00	
Payoff(s)		
Lender: Payoff of First Mortgage Loan to Specialized Loan Servicing	\$152,392.10	
Principal Balance as of \$152,392.10		
Interest on Payoff Loan: 0 days @ \$0.00/day for \$0.00		
Lender: Payoff of Second Mortgage Loan to PNC Bank	\$70,346.83	
Principal Balance as of 9/9/2019 \$70,346.83		
Interest on Payoff Loan: 3 days @ \$0.00/day for \$0.00		
\$0.00		
Miscellaneous		
2019 School Tax to Robert Connors, Tax Collector	\$5,310.50	
WVSA balance to Wyoming Valley Sanitary Authority	\$487.60	

Description	Seller	
	Debit	Credit
West Wyoming Sewer to West Wyoming Borough Sewer	\$287.97	
Repair Fee to Birchwood Waterproofing	\$4,980.00	
IRS Lien Payment to Terrana Law, P.C., Escrow Agent	\$11,936.94	

	Debit	Credit
Subtotals	\$264,081.94	\$264,081.94
Due From Borrower		
Due To Seller		
Totals	\$264,081.94	\$264,081.94

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize to cause the funds to be disbursed in accordance with this statement.

Gerald S. Wall

Escrow Officer